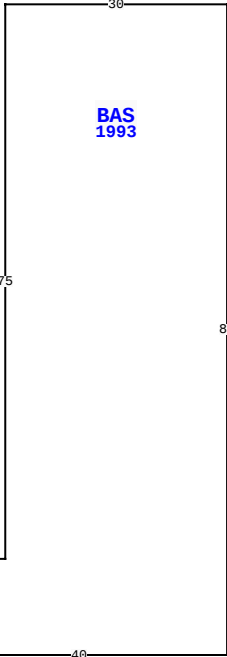


SOUTHERN BELL TEL & TEL CO
C/O BELL SOUTH TELECOMM INC, DBA AT&T FLORIDA
ST LOUIS, MO 63101

42-2N-27-0000-0040-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	B	NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		15	CONC BLOCK 100		1701	04	2,770	86.9856	122.21	338,522	1955	1970	0	0	80.00	20.00	Tax Group: 4		Tax Dist:																					
Roof Structure		01	FLAT 100		1 OFFICE - 0% - 0												Heated Area: 2770												HX Base Yr											
Roof Cover		04	BUILT-UP 100														BUILDING MARKET VALUE												67,704											
Interior Wall		04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE												8,274											
Interior Floor		03	CONC FINSH 100														TOTAL LAND VALUE - MARKET												170,000											
Ceiling		01	FIN.SUSPD 100														TOTAL MARKET VALUE												245,978											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												67,878											
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE												178,100											
Fixtures			2 100														TOTAL EXEMPTION VALUE												0											
Frame		03	MASONRY 100														BASE TAXABLE VALUE												178,100											
Story Height			13 100														TOTAL JUST VALUE												245,978											
RMS			1 100														NCON VALUE												0											
Stories		1.	1. 100														INCOME VALUE																							
Units			0 100														PREVIOUS YEAR MKT VALUE												161,909											
BUD8 Adjustme		04	DIST 01 100																																					
Occupancy		00	NONE 100																																					
Quality		03	Quality Level 03																																					
DOR CODE		9100	UTILITIES																																					
MAP NUM			MKT AREA				04																																	
NEIGHBORHOOD/LOC		4051.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,770	100	1993	2,770	67,704																																			
TOTALS		2,770			2,770	67,704																																		
EXTRA FEATURES										463196 SR 200, YULEE										BLD DATE 11/09/2017 KK										LGL DATE										
																				XF DATE										LAND DATE										
																				INC DATE										AG DATE										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																								
1	0812	CONCRETE C	0	0	0	0	1,234.00	SF 4.00	4.00	100	1990	1990	3	57	2,814																									
2	0430	CL FNC 6B	0	0	0	0	275.00	LF 9.70	9.70	100	1990	1990	3	26	694																									
3	0464	FNC GT 10'	0	0	0	0	2.00	UT 350.00	350.00	100	1990	1990	3	26	182																									
4	0463	FENCE GATE	0	0	0	0	1.00	UT 300.00	300.00	100	1990	1990	3	26	78																									
5	0400	CONC CURB	0	0	0	0	56.00	LF 15.00	15.00	100	1990	1990	3	66	554																									
6	0812	CONCRETE C	0	0	0	0	1,044.00	SF 4.00	4.00	100	1990	1990	3	57	2,380																									
7	0810	CONCRETE A	0	0	13	11	143.00	SF 6.50	6.50	100	2012	2012	3	92	855																									
8	0978	SECURTY LT	0	0	0	0	4.00	UT 450.00	450.00	100	1990	1990	3	27	486																									
9	0819	CONC 12"	0	0	8	7	56.00	SF 9.50	9.50	100	1980	1980	3	30	160																									
10	0819	CONC 12"	0	0	5	5	25.00	SF 9.50	9.50	100	1980	1980	3	30	71																									
LAND DESCRIPTION										TOTAL OB/XF										8,274																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	009100	C	UTILITY	0		RM	75.00	175.00	17,000.00	SF		1.00	1.00	1.00	10.00	10.00	170,000																							
											</																													